

## The Bungalow, Coddington NG24 2RA



This very substantial bungalow measuring 1646 sq. ft was formerly a B&B and is now being wound down as a business by the present owners. The property stands on a secluded plot of approximately 0.7 of an acre (subject to survey), and enjoys open views across the countryside. The accommodation currently comprises a lounge, breakfast kitchen, utility room, conservatory, bathroom, five bedrooms and two en-suites. The accommodation is versatile and offers great potential.

**£475,000**









## Situation and Amenities

The sought after village of Coddington is located approximately two miles from Newark town centre and provides amenities including a church, public houses and a well respected sought after primary school. Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Waitrose and Marks & Spencer Food. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

## Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

### Breakfast Kitchen 27' 11" x 12' 10" (8.50m x 3.91m) (at widest points)

This fabulous sized breakfast kitchen has windows to the rear and side elevations enjoying views of the garden, a stable door leading into the garden and a further stable door into the utility room. There is also a door leading into the inner hallway. The kitchen itself is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and spaces for an American style fridge/freezer and a dishwasher. The gas fired Range cooker (LPG) is included within the sale. The breakfast kitchen is of sufficient size to accommodate a dining table and occasional furniture, and has a ceramic tiled floor, recessed ceiling spotlights, and a pendant light above the dining area.

### Inner Hallway

The inner hallway provides access to all accommodation, has a ceramic tiled floor and recessed ceiling spotlights.

### Bedroom One 14' 10" x 12' 11" (4.52m x 3.93m)

An excellent sized double bedroom having dual aspect windows to the front and side elevations, a ceramic tiled floor and a ceiling light point. A door leads through to the walk-in wardrobe/en-suite.

### Walk-in Wardrobe/En-suite 11' 5" x 7' 7" (3.48m x 2.31m)

This room has an opaque window to the rear elevation and is fitted with a double width walk-in shower cubicle with mains rainwater head shower, contemporary circular wash hand basin and WC. The en-suite is enhanced with contemporary ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail. The dressing room is fitted out with a selection of open fronted wardrobes.

**Bedroom Two** 12' 2" x 9' 5" (3.71m x 2.87m)

A further double bedroom with a window to the rear elevation, wooden flooring and a ceiling light point.

**Bedroom Three** 11' 3" x 10' 2" (3.43m x 3.10m) (including wardrobes)

A double bedroom with a window to the rear elevation, two fitted double wardrobes and a ceiling light point and a ceramic tiled floor.

**Bedroom Four** 10' 0" x 8' 11" (3.05m x 2.72m)

A double bedroom with a window to the side elevation, a ceramic tiled floor, a ceiling light point and a radiator. Also within this bedroom is a small but useful fitted storage cupboard.

**Bedroom Five** 11' 9" x 7' 4" (3.58m x 2.23m) (plus door recess)

This bedroom has a window to the rear elevation and a ceramic tiled floor. The room has a small but useful storage cupboard and a sliding door to the en-suite shower room.

**En-suite Shower Room**

Fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin on set and storage beneath, and a WC. There is a ceiling light point and an extractor fan.

**Bathroom** 8' 11" x 6' 10" (2.72m x 2.08m) (at widest points)

The well appointed bathroom has two opaque windows and is fitted with a white suite comprising bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with ceramic floor and wall tiling, together with recessed ceiling spotlights. There is also a heated towel rail installed.

**Lounge** 16' 2" x 15' 11" (4.92m x 4.85m)

This wonderful sized reception room has a window to the front elevation and a glazed door into the conservatory. The lounge has wood laminate flooring, ceiling light points and an air conditioning unit. The focal point of the room is the large feature fireplace with log burning stove inset.

**Conservatory** 10' 11" x 10' 3" (3.32m x 3.12m) (at widest points)

The conservatory is of dwarf brick wall construction with a upvc frame, has a ceramic tiled floor and a ceiling light point. French doors provide access to the garden.

**Outside**

The Bungalow is situated on an excellent sized plot and has two sets of substantial twin wooden gates. The primary gates lead onto a driveway which continues to the rear of the property where there is ample off road parking. Located within the grounds is a barn and a two bedroom static caravan, both of which are situated away from the principal residence. From the driveway there is gated access to the formal gardens.

**Barn** 23' 11" x 14' 3" (7.28m x 4.34m)

This fabulous structure has twin wooden doors together with French doors making it an ideal outdoor games room or potential home office/study. Located within the same structure are two useful storage sheds (14'9" x 12'2") and (16'5" x 14'9").

**Formal Gardens**

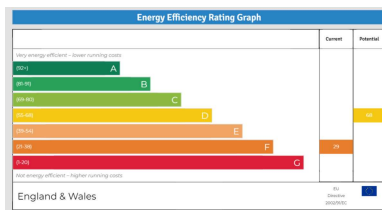
The formal gardens sweep around either side of the bungalow and are laid predominantly to lawn interspersed with borders containing a vast array of mature shrubs, plants and trees. Situated throughout the gardens are a number of designated seating areas. The property enjoys a tranquil setting with open views across the countryside.

**Services**

The property has electric heating with the option to connect to oil. Drainage is via a septic tank.

**Council Tax**

The property is in Band B.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

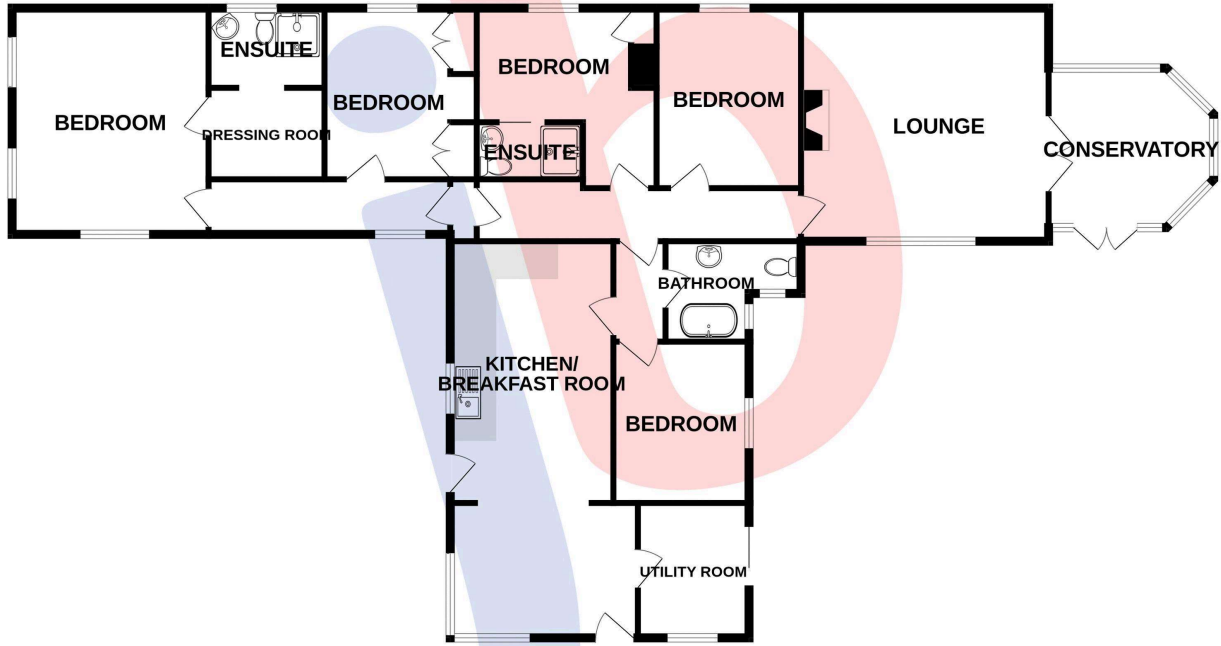
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006973 16 July 2024

GROUND FLOOR  
1646 sq.ft. (152.9 sq.m.) approx.



TOTAL FLOOR AREA: 1646 sq.ft. (152.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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